

Downtown Master Plan

Lincoln, Nebraska

June 8, 2005

CRANDALL ARAMBULA PC
Economics Research Associates
Nelson\Nygaard

Lincoln Scope of Work

1 STARTING

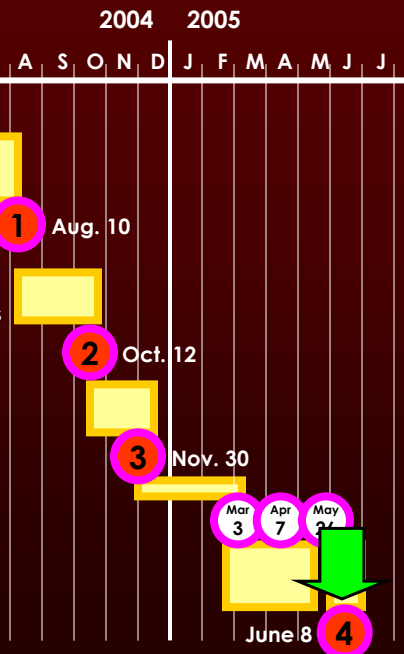
- 1) Establish Procedures
- 2) Review Information
- 3) Identify Opportunities & Constraints
- 4) Workshop #1 - Review Findings

2 DESIGNING

- 5) Develop Downtown Alternatives
- 6) Develop Bicycle Facilities Alternatives
- 7) Develop Transit Alternatives
- 8) Workshop #2 - Review Alternatives
- 9) Refine Best Downtown Alternatives
- 10) Refine Bicycle Facilities Plan
- 11) Refine Transit Services Plan
- 12) Workshop #3 - Review Refined Alt.
- 13) Prepare Final Master Plans

3 IMPLEMENTING

- 14) Prepare Implementation Program
- 15) Prepare Design Guidelines
- 16) Prepare Final Plan Documents
- 17) Workshop #4 - Final Plan





Response Sheet

Workshop #4
Lincoln Downtown Master Plan
June 8, 2005

4

(Draft) Downtown Master Plan/Implementation Strategy/Design Guidelines
(Summary Slides of all three documents available for review at www.lincoln.ne.gov/city/plan/sl_plan/mfmg/index.htm)

Capacity Diagram

KEY:

- New Primary Retail
- Existing/Remodeled Primary Retail
- Secondary Retail
- High Density Housing
- Medium Density Housing
- Office
- Government
- New Open Space
- Existing Open Space
- Parking Structures

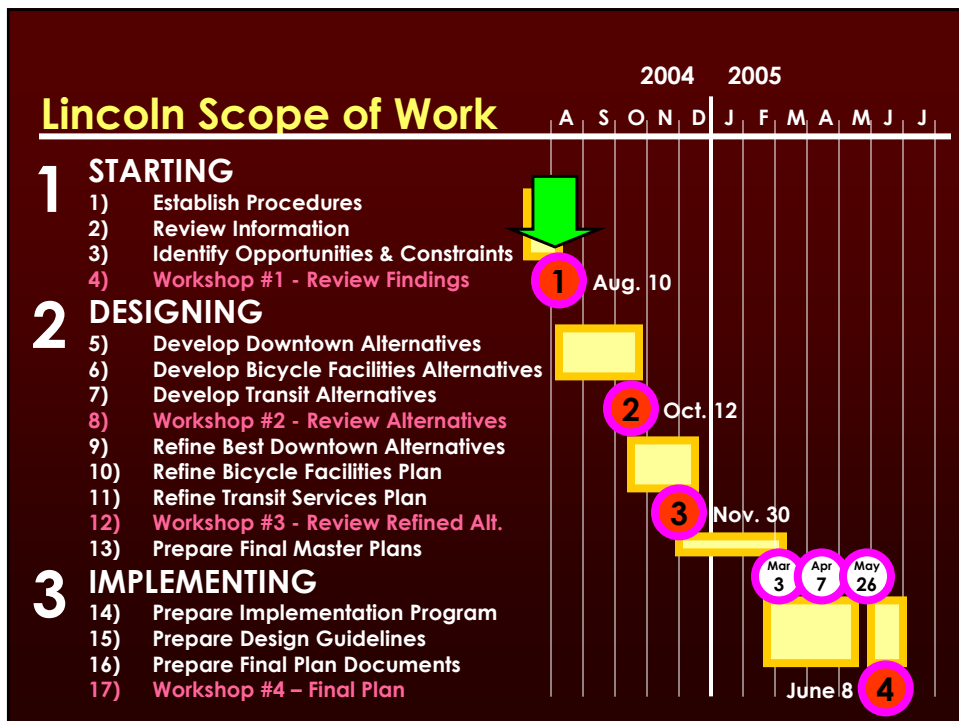
Comments and Suggestions on Draft Proposals

Name (optional): _____


If you need additional time to respond, please return your comments to:
 Granddaddy Avenue
 5200 CH Center, Room 404
 Portland, Oregon 97204
 (503) 417-7474 fax (503) 417-7404
lincoln@granddaddy.com

General Objectives

- Provide a Participatory Public Process
- Prepare Downtown Resource Inventory and Assessment
- Prepare Downtown Future Alternative Analysis and Final Master Plan Framework
- Develop Downtown Bicycle Facilities Plan
- Develop Downtown Transit Services Plan
- Prepare Downtown Plan Implementation Program and Design Guidelines





Response Sheet		1
Lincoln Downtown Master Plan		August 10, 2004
		
I. General Issues and Concerns		
List your three top issues and concerns:		
1. _____		
2. _____		
3. _____		
Downtown Shuttle Issues and Concerns		
List your three top issues and concerns:		
1. _____		
2. _____		
3. _____		
Ped/Bike Issues and Concerns		
List your three top issues and concerns:		
1. _____		
2. _____		
3. _____		
II. Special Areas		
On the map above, please note areas you believe:		
• Present special design opportunities		
• Are areas of concern		
Name (optional): _____		
If you need additional time to respond, please return your comments to: Crandall Arambula 528 SW Yamhill, 8th Suite 4 Portland, Oregon 97204 (503) 457-7578 fax (503) 457-7804 jgrafica-city.com		

Lincoln Objectives

General Issues and Concerns

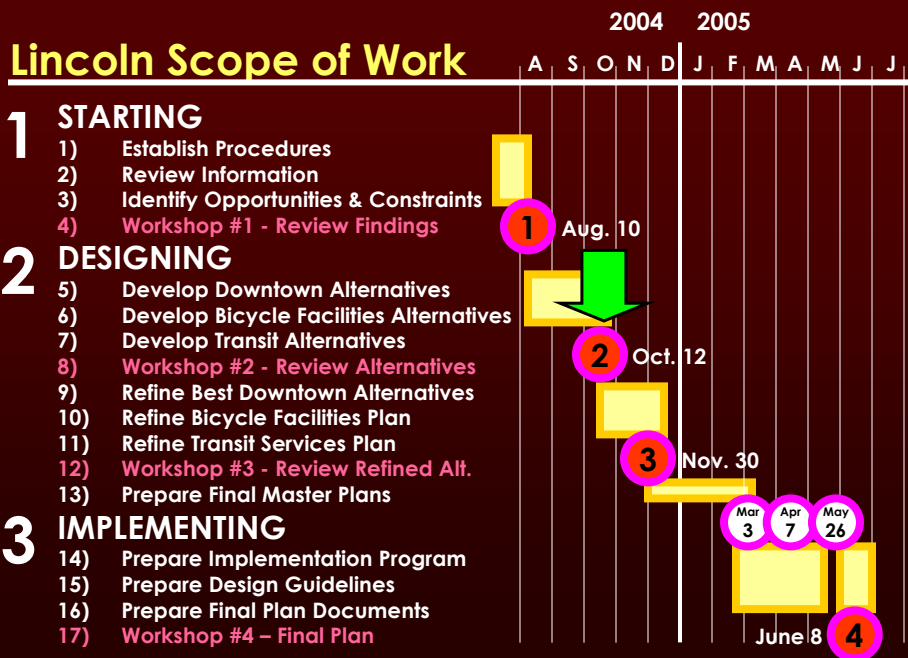
- 1) Retail- variety, concentrated, grocery (96)
- 2) Pedestrian/Bike- friendly and safe (77)
- 3) Open Space- central, & more green (71)
- 4) Residential- mixed income/use & family (48)
- 5) Aesthetics- cohesive and overall improvements (35)
- 6) Parking- too many lots- too few spaces (28)
- 7) Traffic- speed, safety, and direction (19)

Downtown Shuttle Issues

- 1) Bus Routes- new routes and stops (60)
- 2) Timing- frequent, evening & weekend (56)
- 3) Ease of Use- simplify service (23)
- 4) Bus Appearance- smaller, clean, efficient (19)

Bike and Ped Issues

- 1) Pedestrian Safety (66)
- 2) Bike Lanes- Bike safety in roadway (51)
- 3) Connections- to Antelope, UNL, & Haymarket (41)



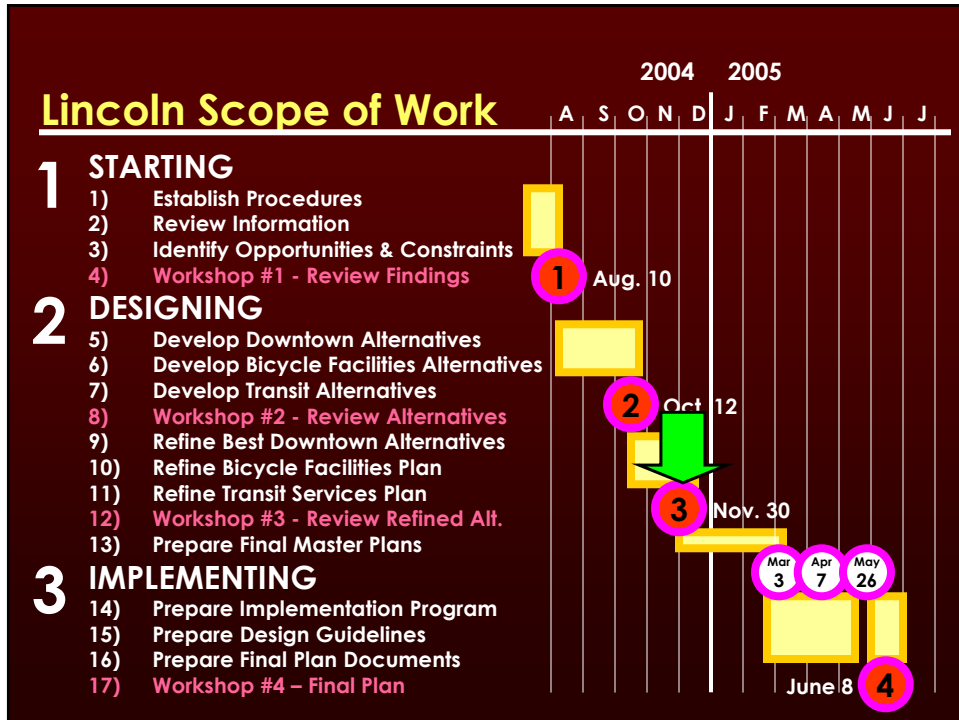


Response Sheet

Workshop #2
Lincoln Downtown Master Plan
October 12, 2004

2

Retail/Entertainment		Check Preference		
1. Accommodate Growth Potential Downtown (600,000 sf)	<input type="checkbox"/> 102 Yes	<input type="checkbox"/> 01 No	<input type="checkbox"/> 03 Other	
2. F Street - Primary Retail Street	<input type="checkbox"/> 107 Yes	<input type="checkbox"/> 03 No	<input type="checkbox"/> 01 Other	
3. O Street - Secondary Retail Street	<input type="checkbox"/> 103 Yes	<input type="checkbox"/> 05 No	<input type="checkbox"/> 02 Other	
4. Haymarket - Restaurant/Entertainment District	<input type="checkbox"/> 112 Yes	<input type="checkbox"/> 02 No	<input type="checkbox"/> 02 Other	
Open Space		Check Preference		
5. Civic Square	<input type="checkbox"/> 59 P St. at 13th	<input type="checkbox"/> 16 O St. at 13th	<input type="checkbox"/> 17 M St. at 15th	<input type="checkbox"/> 20 Other
6. M Street Park Blocks	<input type="checkbox"/> 77 Yes	<input type="checkbox"/> 12 No	<input type="checkbox"/> 01 Other	
7. Centennial Mall	<input type="checkbox"/> 06 Existing	<input type="checkbox"/> 50 Upgrade	<input type="checkbox"/> 52 Park Blocks	<input type="checkbox"/> 00 Other
Civic/Cultural		Check Preference		
8. 12th Street Arts Corridor	<input type="checkbox"/> 95 Yes	<input type="checkbox"/> 04 No	<input type="checkbox"/> 03 Other	
9. Convention Center East of Cornhusker Hotel	<input type="checkbox"/> 70 Yes	<input type="checkbox"/> 20 No	<input type="checkbox"/> 16 Other	
Employment		Check Preference		
10. Accommodate Office Growth Potential Downtown (2.3 million sf)	<input type="checkbox"/> 96 Yes	<input type="checkbox"/> 08 No	<input type="checkbox"/> 02 Other	
Housing		Check Preference		
11. New South of Haymarket District	<input type="checkbox"/> 92 Yes	<input type="checkbox"/> 04 No	<input type="checkbox"/> 07 Other	
12. New Antelope Valley/University District	<input type="checkbox"/> 93 Yes	<input type="checkbox"/> 06 No	<input type="checkbox"/> 04 Other	
Transit		Check Preference		
13. Shuttle Route A	<input type="checkbox"/> 78 Yes	<input type="checkbox"/> 05 No	<input type="checkbox"/> 08 Other	
14. Shuttle Route B	<input type="checkbox"/> 76 Yes	<input type="checkbox"/> 06 No	<input type="checkbox"/> 09 Other	
15. Future Streetcar Route	<input type="checkbox"/> 82 Yes	<input type="checkbox"/> 15 No	<input type="checkbox"/> 05 Other	
Bicycles		Check Preference		
16. Streets with On-street Bike Lanes	<input type="checkbox"/> 70 Local St. Option	<input type="checkbox"/> 24 Arterial Option	<input type="checkbox"/> 06 Other	
17. Off-street Loop	<input type="checkbox"/> 85 Yes	<input type="checkbox"/> 17 No	<input type="checkbox"/> 03 Other	
Arena		Check Preference		
18. Potential Sites	<input type="checkbox"/> 51 North of Highway	<input type="checkbox"/> 11 South of Highway	<input type="checkbox"/> 53 Other	



Response Sheet

Workshop #3
Lincoln Downtown Master Plan
November 30, 2004
172 Response Sheets Received

3

2025 Capacity Diagram

1. Location of Potential Land Uses Yes No Other

Retail/Entertainment

2. Retail/Parking Concept Yes No Other

Open Space

3. Public Square Concept (13th and P) Yes No Other

4. Centennial Mall Concept Yes No Other

5. M Street Park Block Concept Yes No Other

Civic/Cultural

6. Festival Garden Concept Yes No Other

7. Arts Corridor Concept Yes No Other

Bicycles

8. On-street Bike Routes Yes No Other

9. Off-street Bike System Yes No Other

Transit

10. Shuttle Route A Yes No Other

11. Shuttle Route B Yes No Other

12. Future Streetcar Route Yes No Other

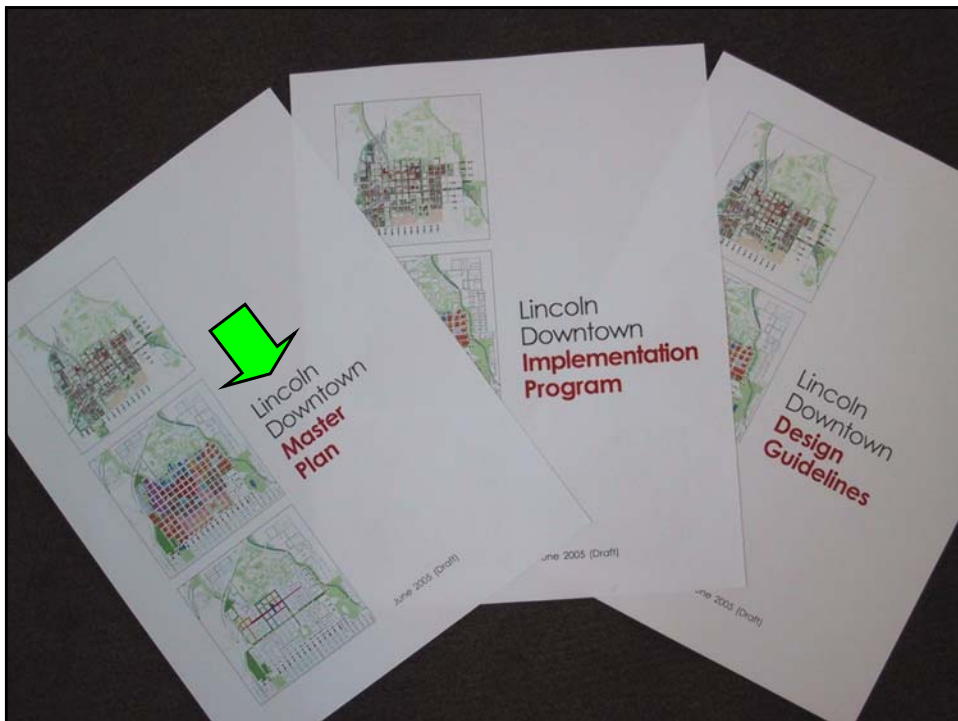
13. Bus Transfer Facility on Q Yes No Other

Rail Yards

14. Future Housing and Open Space Yes

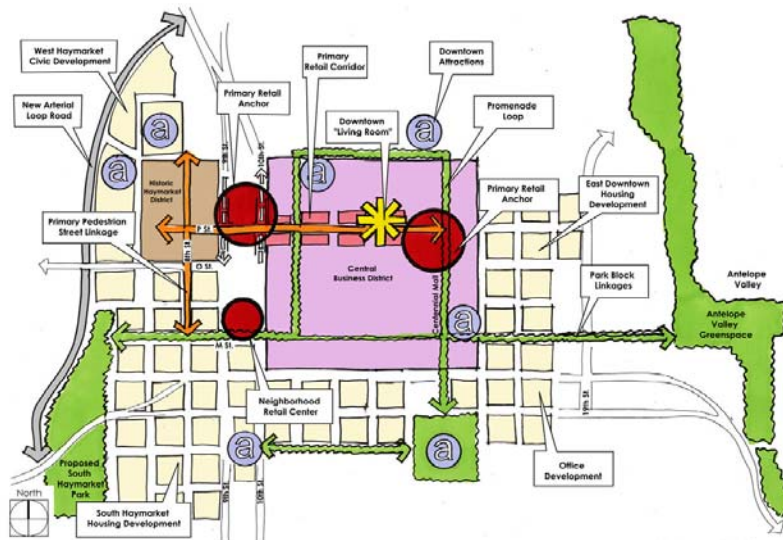
15. Future Convention Center, Parking and Open Space Yes

More Comments? Please write on back

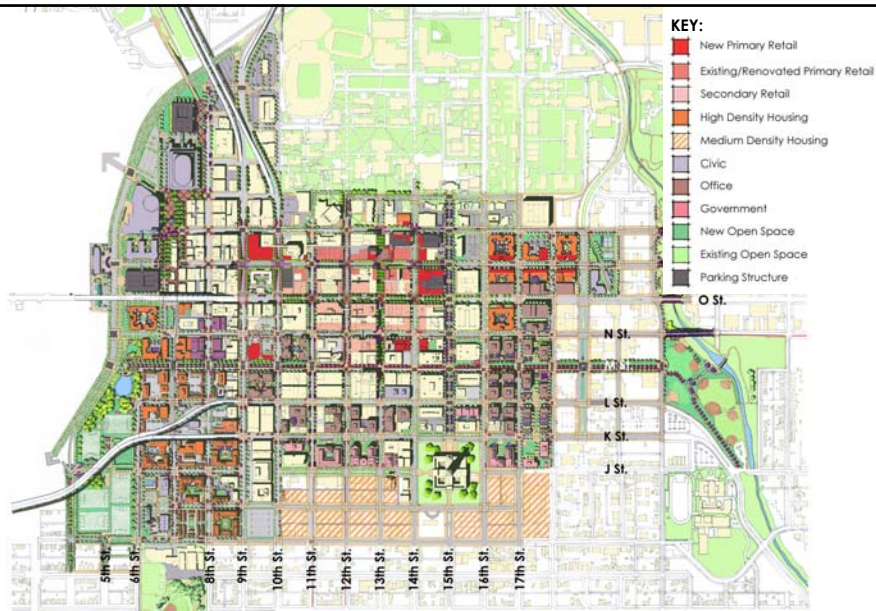




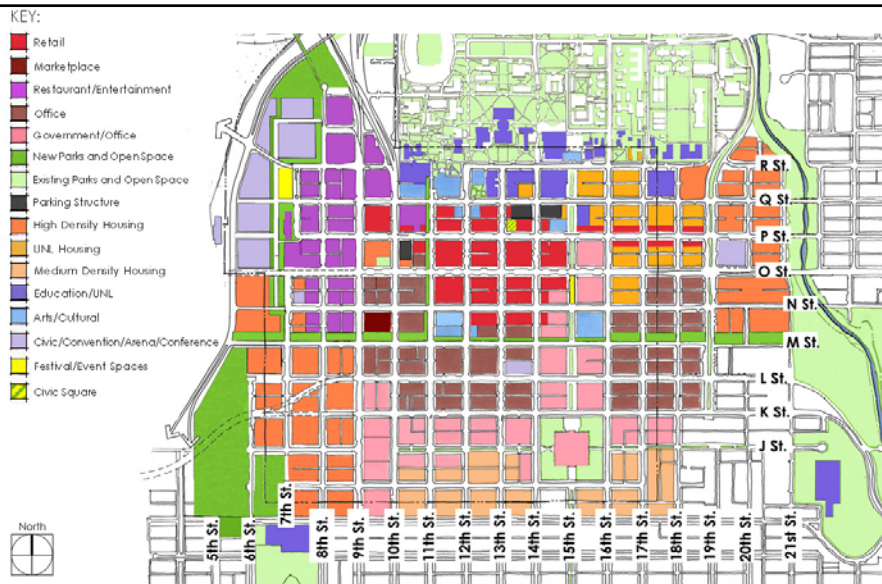
Executive Summary



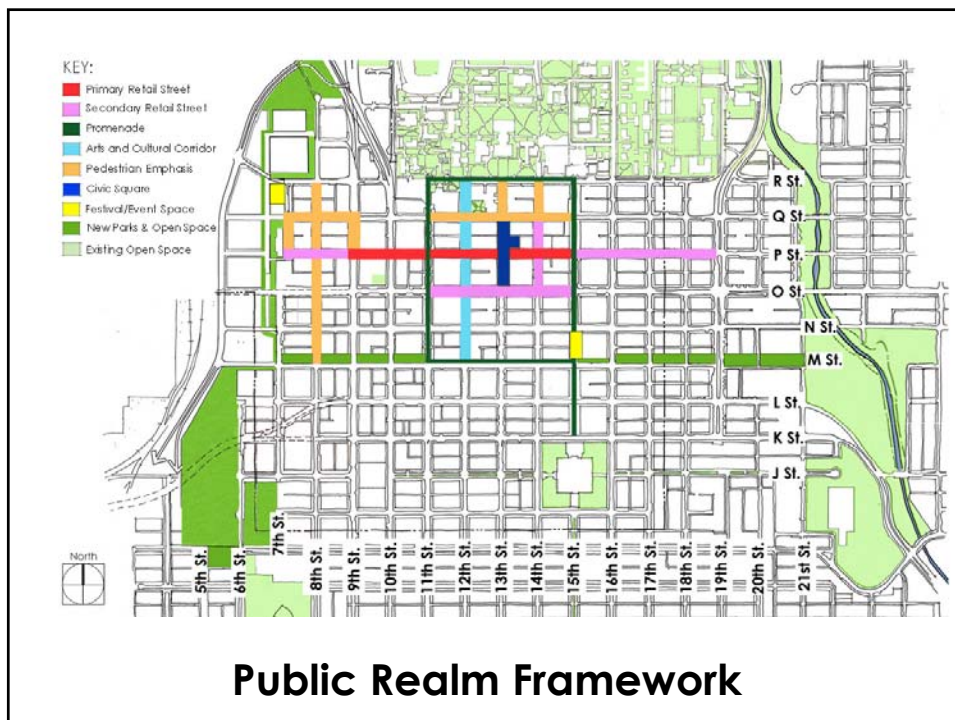
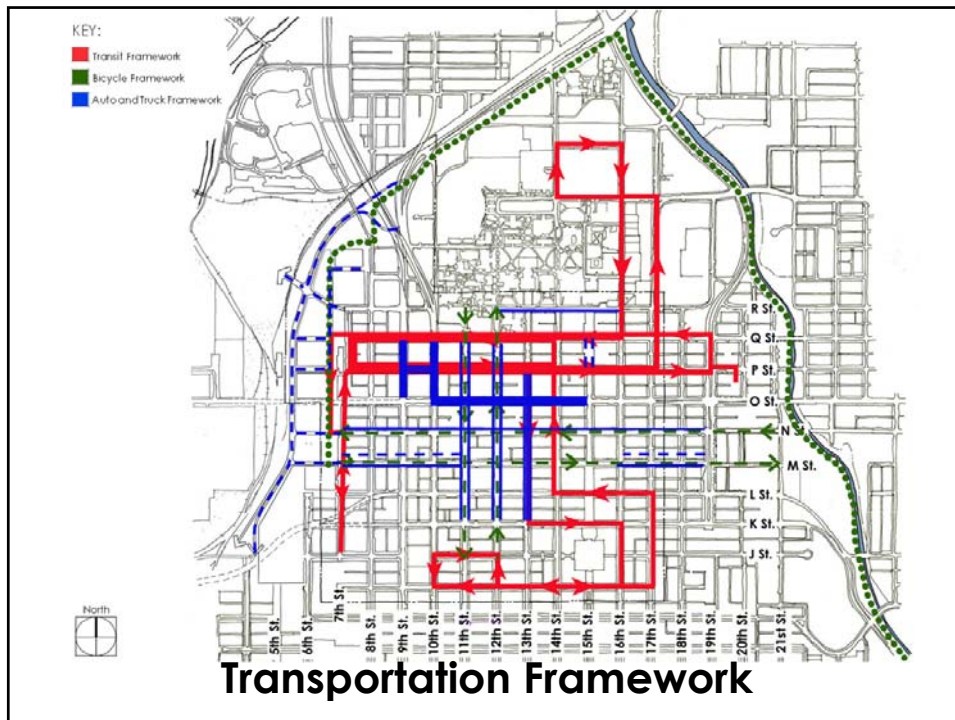
Fundamental Concept



Capacity Diagram



Land Use Framework





Background

Background

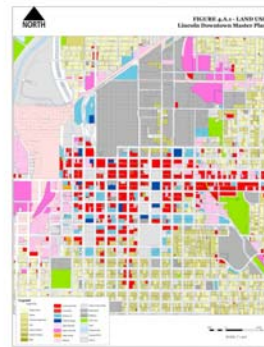
Draft 06-09-05

Existing Conditions

Existing land use and market assessments were completed. This information was used as a starting point for the planning process.

What We Have

The City of Lincoln supplied data on historic buildings and districts, existing retail, office, housing, entertainment, open space, parking, transit, auto and civic/institutional/cultural uses. From this data, base maps were created and used to develop frameworks and alternatives. In addition, a storefront evaluation diagram was developed to assess the current pedestrian environment along key downtown streets. The storefront evaluation and assessment and a typical inventory map are shown below and on the right.



Existing Land Use- Typical Base Map



Criteria	Good	Fair	Poor
Openings	75% openings	Between 50% and 75% openings	Less than 50% openings
Active Use	Retail, Entertainment, Theater	Commercial, Day Children, Food, Retail, Travel Agents, Museum	Bank, Office, Medical Services
Colors	Primary Colors	Secondary Colors	No Colors
Grades	Grade Level	Grade Level	Grade Level
Transparency	Clear Glass	Translucent Glass	Opaque Glass

Existing Market Conditions

Existing demographic and market conditions were used as a starting point for the creation of land use alternatives that meet realistic goals within a 20-year period.

The Market Exists

Historic growth trends and demographic conditions were examined to determine baseline development demand. As a part of these tasks:

- Economic indicators were examined.
- Projected population growth was identified.
- Office, residential, and lodging market demand was assessed.
- Potential for retail market demand was defined.

Lincoln has seen steady growth in a variety of markets with employment stability attributed to the University and government offices.

A Strategy Emerges

The overall downtown market demand is summarized to the right and represents the cumulative 20-year demand for space in the downtown. The strength of Lincoln's redevelopment efforts rests on the ability to establish a strong retail presence that attracts visitors and supports people living in downtown.

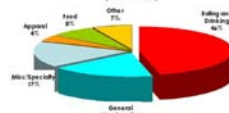
A three pronged downtown retail strategy will create:

- A dining and entertainment strategy (100,000-150,000 SF) consisting of new development that builds on the strength of the Haymarket District and links to the retail core.
- A neighborhood market place strategy (100,000 SF) consisting of new urban style development anchored by a grocery store along 9th and 10th Streets and N Street.
- A retail core strategy (300,000 to 350,000 SF) consisting of new development that includes strategically located retail anchors, builds off of the new complex along P Street, capitalizes on the existing fabric, and links to the Haymarket District.

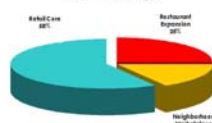
Total Downtown Demand (2005-2025)	Square Footage	Units
Office Space	2,200,000	
Retail and Restaurant Space	600,000	
Hotel	850,000	1,000
Residential	2,400,000	2,000

Overall Downtown Market Demand: 20 year period

Distribution of Downtown Retail Space Demand (600,000 SF)



Three Pronged Downtown Retail Strategy



Historic Resources

Lincoln is recognized nationally for its landmark Capitol building and environs along with a diverse array of architecturally significant buildings and districts that represent the historic fabric and character of the community. These assets serve as a high standard for contributing to ongoing planning, redevelopment and architectural design in downtown.

Significant Districts

Seven districts lie in or outline the edges of downtown. The Capitol Environs and Haymarket districts are the most significant within the project study area. The Capitol Environs holds the highest level of regulations within its boundaries to maintain dominance of the Capitol over the cityscape.

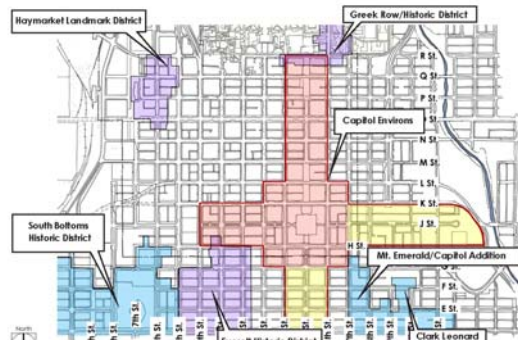
Managing Preservation

The following groups represent the management of Lincoln's history. They provided guidance and information during the planning process and include:

- Nebraska Capitol Environs Commission.
- Nebraska State Historical Society.
- City of Lincoln-Historic Preservation Commission.



Centerstone Building





Land Use Framework

Land Use Framework

The Land Use Framework designates recommended land uses for downtown Lincoln parcels, identifying a total of some 15 different uses in downtown.

A Mix of Uses

The framework encourages mixed use development wherever feasible. Mixed-use buildings with housing on upper floors support the retail uses on their ground floors, and benefit from nearby transit services.

When parcels contain a vertical mix of uses, the color shown on the Land Use Framework typically indicates the predominate or most important ground floor use, or in some cases, as with parking structures or housing, the predominate use can be the upper

floor, which make up the bulk of the building, even when ground floor uses differ.

These land uses are separated into individual frameworks and described in the pages that follow.

Land Use Framework Key	
	Retail
	Work/Space
	Residence/Mid-Rise/High
	Office
	Government/Office
	New Parks and Open Space
	Existing Parks and Open Space
	New Parking Structures
	High-Density Housing
	Mid-Density Housing
	Medium-Density Housing
	Public Housing
	Arts/Cultural
	Club/Convention/Assembly/Conference
	Facility/Board
	Public Square

(Colors indicate predominate land use, as described in this document)

